

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
Joe Polidori
Ray Porterfield
Jim Oper

ABSENT: Katie Gallagher, Council Representative

ALSO PRESENT: Edward F. Fitzgerald, Building Commissioner
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Ray Porterfield, "here", Joe Polidori, "here", Jim Oper, "here". Katie Gallagher, absent.

A motion to approve the minutes from February 6, 2014 was made by Ray Porterfield, second by Jim Oper.
Vote Resulted: Yes – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Yvette Shray-Thompson for a similar to conditional use in an R-B District for a child day care center located at 7405 Memphis Avenue P.P. #432-25-004. The property manager was present and requested to have the other items on the docket heard. Yvette Shray-Thompson was not present at the time. Mayor Albier agreed to place this item at the end of the agenda.

Mayor Albier: Request from Archer Corporation to install an illuminated wall mounted sign located at 7020 Biddulph Road for business identification of Cricket P.P. #432-28-001. Commissioner Fitzgerald: The request was reviewed and it complies with the sign ordinance and variances are not required. Cricket is a new cell phone store which is affiliated with AT&T. A representative from the sign company was present. After further discussion a motion was made by Jim Oper, second by Joe Polidori to approve the request from Archer Corporation to install an illuminated wall mounted sign located at 7020 Biddulph Road for business identification of Cricket. **Vote Resulted:** Yes – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper.

Mayor Albier: Request from Global Signs & Graphics, Inc. to install an illuminated wall mounted signs located at 5020 Tiedeman Road for business identification of Buffalo Wild Wings P.P. #433-09-005. A representative from the sign company was present. Commissioner Fitzgerald: The request has been reviewed and it complies with the sign ordinance and no variance is required.

After further discussion a motion was made by Joe Polidori, second by Ray Porterfield to approve the request from Global Signs & Graphics, Inc. to install an illuminated wall mounted signs located at 5020 Tiedeman Road for business identification of Buffalo Wild Wings. **Vote Resulted:** Yes – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper.

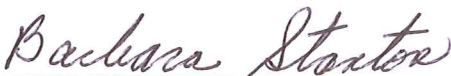
Mayor Albier: We will go back to the first item: A request from Yvette Shray-Thompson for a similar to conditional use in an R-B District for a child day care center located at 7405 Memphis Avenue P.P. #432-25-004. Commissioner Fitzgerald: This is a request for a similar to conditional use in an R-B District. Day cares are not per say listed as such. So, we are going under the conditional permitted use under institutional which is similar to a school which is allowed in the R-B District. Mayor Albier: Council Representative Katie Gallagher submitted a letter regarding this request. Mayor Albier read the letter in its entirety. The letter was placed into record. Another Council Member was also concerned about this request. Mayor Albier: What is your experience with day cares? Yvette Shray-Thompson: I have been in day care for 17 years. It is early childhood education; teaching at an early age. As far as the play area, we were going to use a portion of the back of the building. We would have a layout for a playground. Property Manager: Enclose a small portion of

the play area with a fence. This is so the children will have an outdoor area to play. This would be completely secure from the parking lot. There was further discussion regarding the play area. Mayor Albier: Do you have your state license? Yvette Shray-Thompson: Yes I do, but I did not bring it with me. Mayor Albier: Do you own any other day cares? Yvette Shray-Thompson: No, not at this moment. This is the first one. Jim Oper: I would like to see more detail in the drawing that was submitted prior to voting on the request. I would like to table the request until a more detailed drawing is submitted. A day care drawing should have very specific drawings as to where everything is being placed. Yvette Shray-Thompson: I have owned a day care center in 2011 for two years and I also have a day care in my home. I have 17 years of experience. There was further discussion regarding the type of drawings for the inside of the day care and also the play area. Joe Polidori: How many children do you think the facility will hold? Ms. Thompson: 45 children. There was discussion of how many children will be out in the play area at a time. Property Manager: The general plan if the request is approved; additional plans would be submitted to the City as to how we will reconfigure the inside as well as the appropriate security and fencing on the outside. Yvette did not want to start incurring the expense of revised drawings without the approval of the request. There was further discussion. Commissioner Fitzgerald: The question in front of you now is a similar to conditional use. They need to comply with the requirements of the state and county as far as play areas and square footage per child. If the request is approved it would be presented to Council for their approval. If both approve the request I would ask for a more detailed drawing. There was further discussion regarding parking space availability. Commissioner Fitzgerald: Again, if it is approved I would coordinate with the county as far as their drawings and our approvals and the county's approval. After further discussion a motion was made by Joe Polidori, second by Jim Oper to approve a request from Yvette Shray-Thompson for a similar to conditional use in an R-B District for a child day care center located at 7405 Memphis Avenue.

Vote Resulted: No – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper. Mayor Albier: Your request is defeated. You have the option to appeal this decision to the Board of Zoning Appeals. If you wish to appeal, please see Commissioner Fitzgerald regarding the procedure.

A motion was made by Ray Porterfield, second by Jim Oper to adjourn. **Vote Resulted:** Yes – Mayor Albier, Ray Porterfield, Joe Polidori, Jim Oper.

Meeting adjourned.



Barbara Stanton
Secretary



Mayor Richard Albier
Chairman